

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Date

Edgar Mata
JEEBS & ZUZU, LLC
11030 Manual Blvd, Ste C
Albuquerque, NM 87112

Re: Mireya's Stars Day Care
165 Pleasant Ave. NW
Traffic Circulation Layout
Architect's Stamp 05-18-2022 (F15-D045)

Dear Mr. Mata,

The TCL submittal received 05-18-2022 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

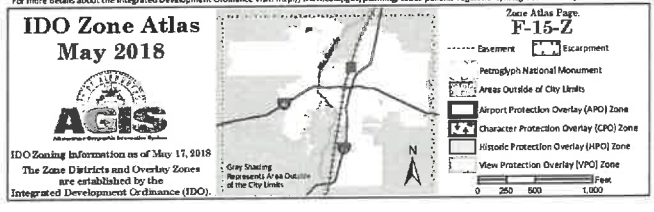
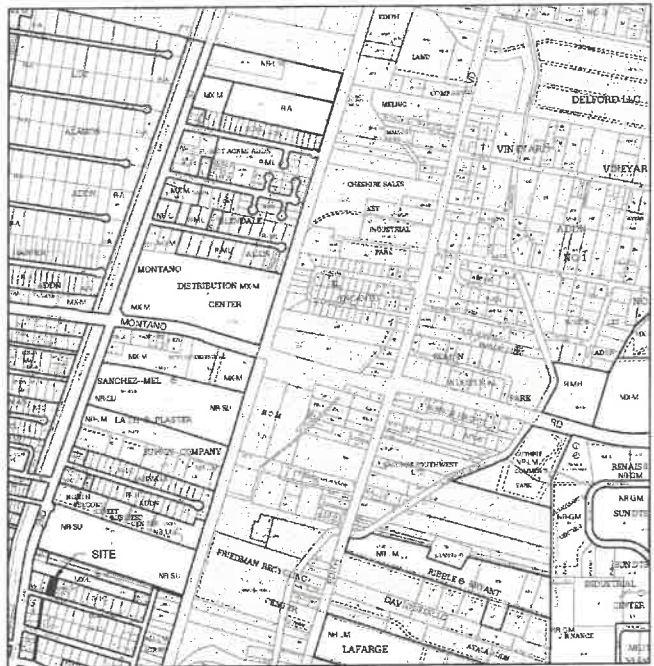
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



PROJECT INFORMATION

A. ZONING DESIGN CRITERIA

1. LEGAL DESCRIPTION: B REPLAT OF LOT 2 FRED J HENNRICH ADDITION 10150610340340322

2. ZONING CLASSIFICATION: R-1

3. PERMITTED AND ACTUAL USE: PRIVATE RESIDENCE

4. EXISTING OCCUPANCY: R-3 & U

5. FIRE PROTECTION: NON-SPRINKLED

6. CONDITIONAL USE PERMIT SPECIAL EXCEPTION #: VA2020-00076 HEARING DATE: 05-19-2020 APPROVAL DATE: 06-03-2020

B. ARCHITECTURAL DESIGN CRITERIA

1. NEW OCCUPANCY GROUP: E (CHILDREN DAYCARE)

2. CONSTRUCTION TYPE: SB

3. FLOOR AREAS: EXISTING UNHEATED: 720 SF NEW HEATED: 720 SF TOTAL AREA: 720 SF

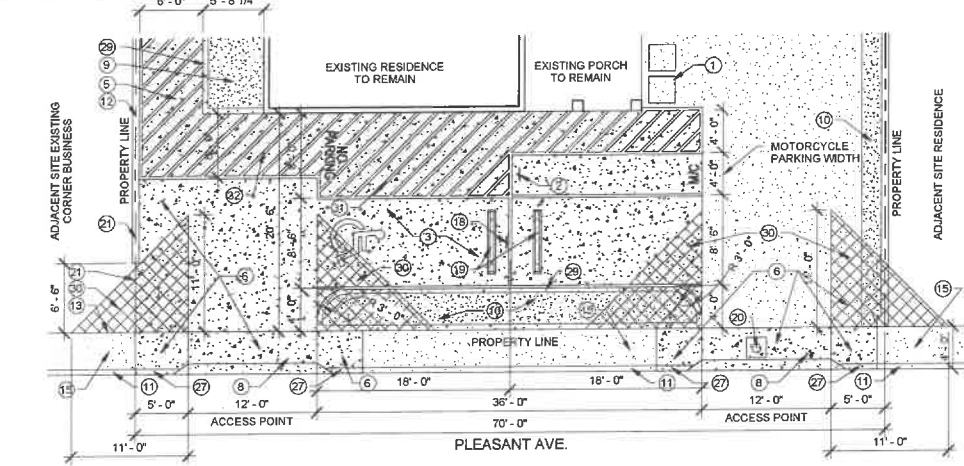
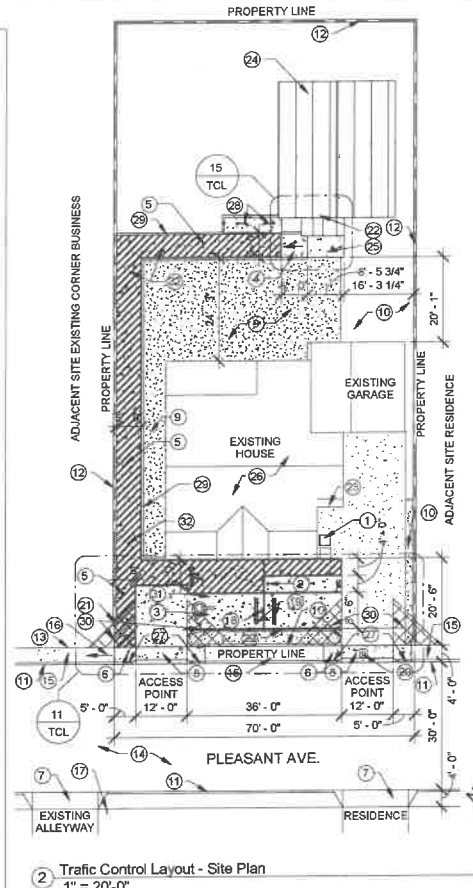
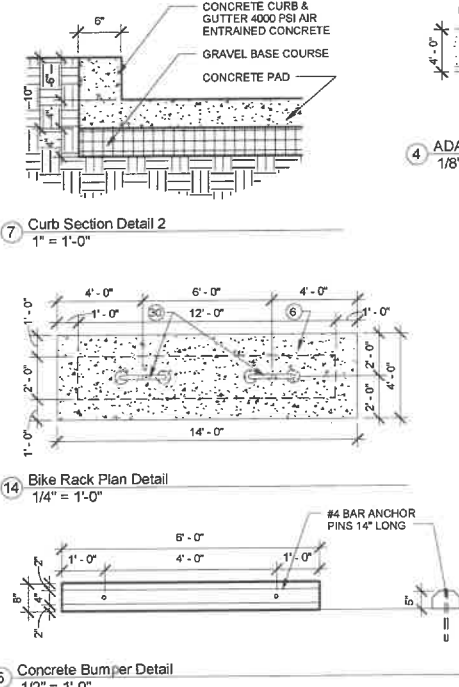
4. OCCUPANCY LOAD DAYCARE: 35 NET 554 SF / 35 NET = 13 PEOPLE BUSINESS: 100 GROSS 100 SF / 100 GROSS = 1 PERSON ACCESSORY STORAGE: 300 GROSS 66 SF / 300 GROSS = 1 PERSON TOTAL OCCUPANTS 15 PEOPLE

5. PLUMBING FIXTURE COUNT REQUIRED: WATER CLOSETS 150 LAVATORIES 150 1 SERVICE SINK DRINKING WATER FOUNTAIN 1/100 PROVIDED: 1 WATER CLOSET 1 LAVATORY 1 SERVICE SINK 2 DRINKING FOUNTAINS

6. REQUIRED PARKING: PROVIDED: RESIDENTIAL: 2 SPACES / DU 1 DU = 2 SPACES DAYCARE: 1 SPACE / 400 SF 720 SF / 400 SF = 2 SPACES 3 BICYCLE SPACES 1 MOTORCYCLE 1 SPACE

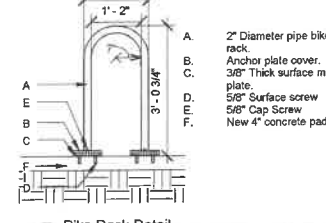
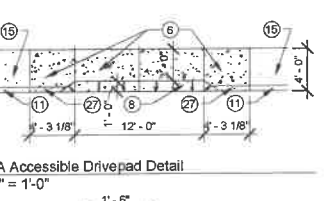
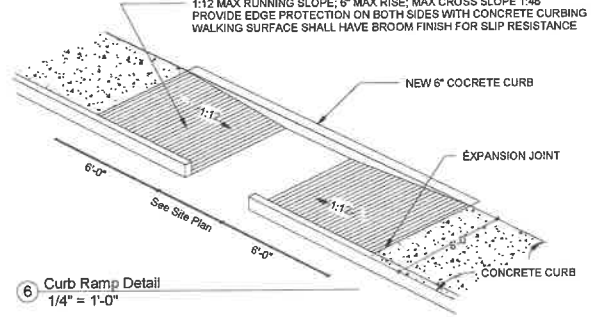
PROJECT DESCRIPTION:
The project is located a couple of blocks north of Gregorio Rd. and a few properties east of 2nd street. The site currently is a single-family home with two existing buildings on site. The home owner would like to convert her exterior 750 SF storage building in the backyard into a facility to run a home daycare for children below the age of 5. The building will be reconfigured to house an office, a nap room, a play / educational room and a bathroom for the facility. To the site it will be necessary to add a couple of parking spaces, one to be ADA, a parking aisle and a concrete path to make the building entry fully accessible. Based on clientele and ask up of Daycare it is anticipated that most of the clients will park on street and walk the kids into the site to the daycare building. Little or no big impact shall be caused to the surrounding sites since property already has two drive ways and is close to 2nd street that has commercial buildings on the corner that already produce commercial traffic.

CURRENT PHASE:
To remodel interior of existing back building to house a residential Daycare Business. The phase will include parking spaces at the front of the site, and an accessible path from new parking areas to Daycare building.

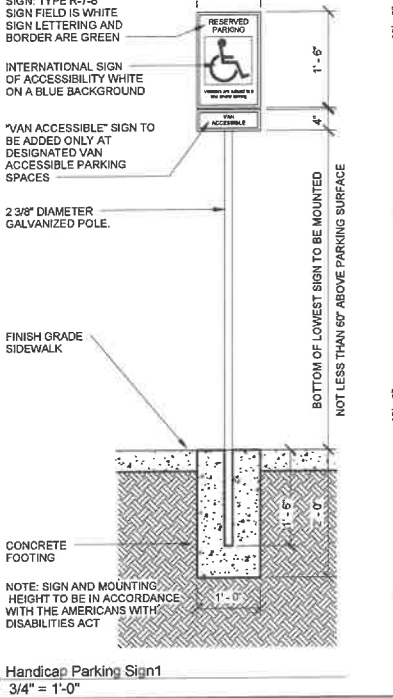
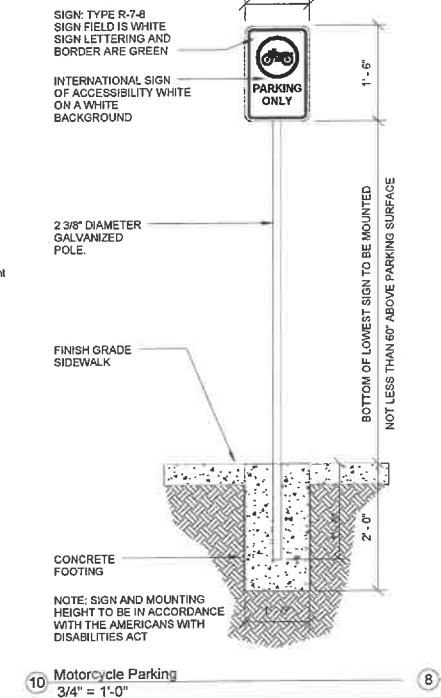
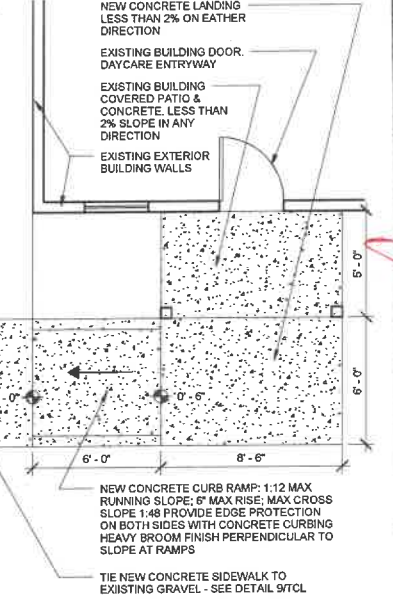


GENERAL NOTES:

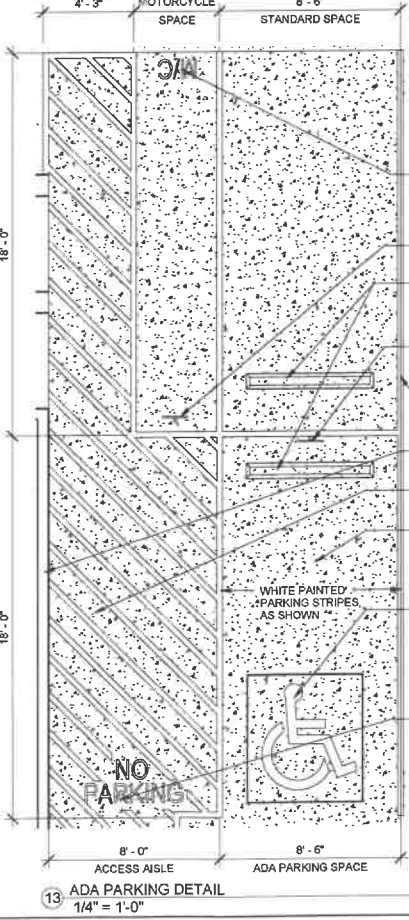
1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER PER ALBUQUERQUE CITY STANDARD DETAILS 2430 & 2415A



TRAFFIC CONTROL LAYOUT - ENLARGED SITE PLAN
1/8" = 1'-0"



TRAFFIC CIRCULATION LAYOUT APPROVED
5/23/22
Signed: [Signature]
Date: [Date]



- KEY NOTES:**
- EXISTING TRASH (1) AND RECYCLING (1) CANS TO REMAIN.
 - NEW MOTORCYCLE SPACE SIGN - SEE DETAIL 10TCL
 - NEW ADA PARKING CONCRETE PAD WITH SLOPES NOT GREATER THAN 2% IN ANY DIRECTION
 - NEW CONCRETE CURB RAMP: 1:12 MAX RUNNING SLOPE; 6" MAX RISE; MAX CROSS SLOPE 1:48 PROVIDE EDGE PROTECTION ON BOTH SIDES WITH CONCRETE CURBING HEAVY BROOM FINISH PERPENDICULAR TO SLOPE AT RAMPS
 - NEW 6" CONCRETE SIDEWALK CONNECTION FROM PUBLIC WAY TO BUILDING WITH LESS THAN 5% SLOPE AND 2% OR LESS CROSS SLOPE
 - NEW 6" CONCRETE SIDEWALK 3,000 PSI PER CITY STANDARD DETAIL & LESS THAN 2% CROSS SLOPE
 - EXISTING SITE ACCESS CURB CUTS
 - NEW CONCRETE APRON - 6" TH WITH 6x6 no. 4 WELDED WIRE FABRIC REINFORCEMENT MIN. 2" FROM BOTTOM 3,000 PSI CONCRETE PER CITY STANDARD DETAIL 2425B
 - EXISTING GRAVEL WITH SLOPES OF 5% OR LESS TO REMAIN
 - EXISTING LANDSCAPE TO REMAIN
 - EXISTING CURB TO REMAIN
 - EXISTING CMU FENCE / WALL TO REMAIN
 - EXISTING WROUGHT IRON FENCE TO REMAIN
 - EXISTING PAVED WRIGHT OF WAY, EXISTING AVENUE TO REMAIN.
 - EXISTING PUBLIC CONCRETE SIDEWALK TO REMAIN
 - FIRE HYDRANT 160'-0" WEST OF CORNER OF SITE AT CORNER OF 2ND STREET AND PLEASANT AVE.
 - EXISTING 25 MPH SPEED LIMIT SIGN
 - NEW ADA PARKING SPACE SIGN - SEE DETAIL BTCL
 - PRE-CAST CONCRETE WHEEL STOP - SEE DETAIL 9TCL
 - EXISTING WATER METER BOX TO REMAIN
 - NEW WROUGHT 6" HIGH IRON FENCE EXTENSION
 - DAYCARE ENTRYWAY
 - EXISTING HOME ENTRY DOORS
 - EXISTING BUILDING TO BE RE-PURPOSED TO DAYCARE USE
 - NEW CONCRETE LANDING WITH LESS THAN 2% SLOPE IN ANY DIRECTION
 - EXISTING RESIDENTIAL HOME TO REMAIN
 - NEW CURB & GUTTER PER CITY STANDARD DETAIL 2415A.
 - METAL BIKE RACK LOOP ANCHORED TO CONCRETE - SEE DETAIL 10TCL
 - NEW CONCRETE CURB FOR LANDSCAPING EDGING
 - 1 EAR SITE TRIANGLE. "LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE WITHIN SIGHT TRIANGLE.
 - ADA PARKING ACCESS ISLE
 - ADA ACCESSIBLE STRIPPED CONCRETE PATHWAY TO BUILDING ENTRY

JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C ALBUQUERQUE, NM 87112 P: 505-797-1318

MIREYA'S DAYCARE

165 PLEASANT AVE NW, ALBUQUERQUE, NM 87107

job no: 21-060
drawn: UM
checked: J&Z
date: May 18, 2021

WWW.JEEBSANDZUZU.CO.M

TRAFFIC CIRCULATION LAYOUT

TCL

F15-0045